

174.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

512,500 / 512,500

USE VALUE:

512,500 / 512,500

ASSESSED:

512,500 / 512,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 15 | | ARGYLE RD, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|----------|---------------------------|
| Owner 1: | ANNAIAN ROSE C / TRUSTEE |
| Owner 2: | R.C. ANNAIAN FAMILY TRUST |
| Owner 3: | |

Street 1: 15 ARGYLE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: ANNAIAN ROSE/TRUSTEE -

Owner 2: THE ARGYLE TRUST -

Street 1: 15 ARGYLE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1947, having primarily Vinyl Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 4000 | | Sq. Ft. | Site | | 0 | 70. | 1.35 | 6 | | | | | | | | | 378,000 | | | | | | 378,000 | |

| IN PROCESS APPRAISAL SUMMARY | | | | | | | | | | Legal Description | | | | | | User Acct | | | |
|------------------------------|-----------------|---------|--|--|--|--|--|--|--|-------------------|--|--|--|--|--|-----------|--|--|--|
| 101 | 4000.000 | 134,500 | | | | | | | | Entered Lot Size | | | | | | 116154 | | | |
| Total Card | 0.092 | 134,500 | | | | | | | | Total Land: | | | | | | GIS Ref | | | |
| Total Parcel | 0.092 | 134,500 | | | | | | | | Land Unit Type: | | | | | | GIS Ref | | | |
| Source: | Market Adj Cost | | | | | | | | | Parcel ID | | | | | | Insp Date | | | |
| | | | | | | | | | | 174.0-0005-0003.0 | | | | | | 08/31/18 | | | |

| PREVIOUS ASSESSMENT | | | | | | | | | | Parcel ID | | | | | | USER DEFINED | | | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-----------|--|--|--|--|--|--------------|--|--|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | | Notes | | | | | | Date | | | |
| 2020 | 101 | FV | 134,600 | 0 | 4,000. | 378,000 | 512,600 | 512,600 | Year End Roll | | | | | | | 12/18/2019 | | | |
| 2019 | 101 | FV | 121,000 | 0 | 4,000. | 372,600 | 493,600 | 493,600 | Year End Roll | | | | | | | 1/3/2019 | | | |
| 2018 | 101 | FV | 121,000 | 0 | 4,000. | 286,200 | 407,200 | 407,200 | Year End Roll | | | | | | | 12/20/2017 | | | |
| 2017 | 101 | FV | 121,000 | 0 | 4,000. | 270,000 | 391,000 | 391,000 | Year End Roll | | | | | | | 1/3/2017 | | | |
| 2016 | 101 | FV | 121,000 | 0 | 4,000. | 248,400 | 369,400 | 369,400 | Year End | | | | | | | 1/4/2016 | | | |
| 2015 | 101 | FV | 120,400 | 0 | 4,000. | 232,200 | 352,600 | 352,600 | Year End Roll | | | | | | | 12/11/2014 | | | |
| 2014 | 101 | FV | 120,400 | 0 | 4,000. | 213,800 | 334,200 | 334,200 | Year End Roll | | | | | | | 12/16/2013 | | | |
| 2013 | 101 | FV | 120,400 | 0 | 4,000. | 213,800 | 334,200 | 334,200 | | | | | | | | 12/13/2012 | | | |

| SALES INFORMATION | | | | | | | | | | TAX DISTRICT | | | | | | PAT ACCT. | | | |
|-------------------|--|-----------|------|-----------|-------------|--|------------|----|-----|--------------|--|---|--|--|--|-----------|--|--|--|
| Grantor | | Legal Ref | Type | Date | Sale Code | | Sale Price | V | Tst | Verif | | | | | | Notes | | | |
| ANNAIAN ROSE/TR | | 71617-198 | 1 | 9/14/2018 | Convenience | | | 10 | No | No | | | | | | | | | |
| ANNAIAN ROSE | | 34472-539 | | 2/2/2002 | Family | | | 10 | No | No | | | | | | | | | |
| | | 9779-171 | | 1/1/1901 | | | | | No | No | | N | | | | | | | |

| BUILDING PERMITS | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | | | |
|------------------|--|--|--|--|--|--|--|--|--|----------------------|--|--------------|--|-----|---------|--|--|--|--|
| | | | | | | | | | | Date | | Result | | By | Name | | | | |
| | | | | | | | | | | 8/31/2018 | | MEAS&NOTICE | | HS | Hanne S | | | | |
| | | | | | | | | | | 10/20/2008 | | Meas/Inspect | | 345 | PATRIOT | | | | |
| | | | | | | | | | | 12/14/1999 | | Meas/Inspect | | 163 | PATRIOT | | | | |
| | | | | | | | | | | 2/2/1989 | | Meas/Inspect | | 345 | PATRIOT | | | | |
| | | | | | | | | | | 1/1/1982 | | | | MM | Mary M | | | | |

| Sign: | VERIFICATION OF VISIT NOT DATA | / | / | / |
|-------|--------------------------------|---|---|---|
| | | | | |

